

Maryland Real Estate Commission	*	BEFORE THE
v.	*	MARYLAND REAL
Nicholas Nicholson	*	ESTATE COMMISSION
RESPONDENT	*	Case No.: 2011-RE-154
	* * * *	* *

Consent Order

This matter comes before the Maryland Real Estate Commission ("Commission") as the result of an audit of continuing education hours conducted by the Commission in connection with the 2010 renewal application of Nicholas Nicholson. As a result of the audit, it was determined that the Respondent did not complete the required hours of continuing education instruction for renewal of license. As a means of resolving this matter, the Commission and the Respondent have agreed to enter into this Consent Order, and agree and stipulate to the following:

1. On September 20, 2010, the Respondent submitted an electronic application for the renewal of a salesperson license for the (2010-2012) renewal period.
2. Pursuant to Section 17-315(a) of the Business Occupations and Professions Article, Maryland Annotated Code, the Respondent was required to complete 15 hours of continuing education instruction during the two year period preceding the renewal date of September 20, 2010.
3. The Respondent failed to complete the required number of hours, but certified on the renewal application that he filed with the Commission on September 20, 2010, that the continuing education requirement had been fulfilled. The failure to obtain all

of the continuing education hours was in violation of Section 17-315(a) of the Business Occupations and Professions Article, Maryland Annotated Code.

4. The Respondent admits that he failed to have the 15 hours of continuing education courses to fulfill the continuing education requirements before he submitted his renewal application to the Commission. The Respondent subsequently obtained the hours and has fulfilled the requirements for the renewal of his license.

5. As a term and condition of this Consent Order, the Respondent agrees to pay a fine in the amount of One Thousand Five Hundred Dollars (\$1,500.00) in connection with the violation of Section 17-315, Business Occupations and Professions Article, Maryland Annotated Code. In addition, the Respondent will pay a fee in the amount of \$100 for the administrative costs associated with this matter. The fee and fine are to be paid within ninety (90) days of the date of this Consent Order.

6. The Respondent waives the right to have charges issued by the Commission in this matter and the opportunity to answer to those charges at a formal administrative hearing.

7. The Respondent agrees that all licenses held by the Respondent will automatically be suspended by the Commission, without a hearing, if the Respondent fails to comply with the terms of this Consent Order. The Respondent further agrees that the suspension of license will continue until the Respondent evidences his compliance with this Consent Order to the Commission.

8. The Respondent and the Commission agree that this Consent Order will serve as the Final Order in this matter and be a part of the Respondent's licensing record.

maintained by the Commission. The Commission's records and publications will reflect the terms of the Consent Order.

WHEREFORE, based on these stipulations and agreements, it is hereby this 27th day of July, 2011, ORDERED by the Commission:

- A. That the Respondent has been found to have violated Section 17-315(a) of the Business Occupations and Professions Article, Maryland Annotated Code;
- B. That the Respondent has taken the 15 hours of continuing education courses and has completed the requirements for the renewal of his license;
- C. That the Respondent shall pay a fee of \$100 as administrative costs, and a fine of \$1,500.00 in connection with the violation. The fee and fine shall be paid within ninety (90) days of the date of this Consent Order.
- D. That in the event the terms and conditions of this Consent Order are not met by the Respondent within the time described, including the failure of the Respondent to pay the fee and fine, the Commission will immediately suspend any real estate licenses held by the Respondent, without a hearing on the suspension. The suspension will continue until such time as the Respondent evidences compliance with the terms of this Consent Order.
- E. That the records of the Commission shall reflect the terms of this Consent

Order. *A / A / A / A /*

SIGNATURE ON FILE

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Nicholas Nicholson
Respondent

Katherine F. Connelly

Katherine F. Connelly
Maryland Real Estate Commission